

**ORDINANCE NO. 20190808-127**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 4315 SOUTH CONGRESS AVENUE IN THE SOUTH CONGRESS COMBINED NEIGHBORHOOD PLAN AREA FROM GENERAL COMMERCIAL SERVICES-MIXED USE-NEIGHBORHOOD PLAN (CS-MU-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE-VERTICAL MIXED USE BUILDING-NEIGHBORHOOD PLAN (CS-MU-V-NP) COMBINING DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from general commercial services-mixed use-neighborhood plan (CS-MU-NP) combining district to general commercial services-mixed use-vertical mixed use building-neighborhood plan (CS-MU-V-NP) combining district on the property described in Zoning Case No. C14-2019-0069, on file at the Planning and Zoning Department, as follows:

1.3996 acres of land being a part of Lot No. 26 Fortview Addition, a subdivision of a part of the Isaac Decker League, City of Austin, said 1.3996 acres of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 4315 South Congress Avenue in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "B"**.

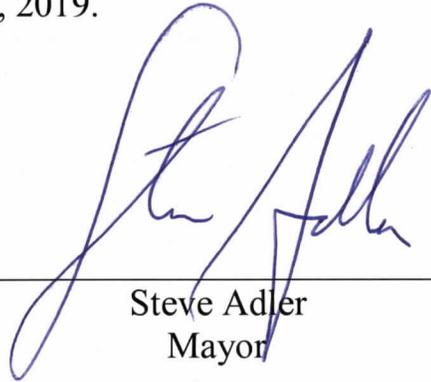
**PART 2.** The Property is subject to Ordinance No. 20050818-Z004 that established zoning for the East Congress Neighborhood Plan.

**PART 3.** This ordinance takes effect on August 19, 2019.

**PASSED AND APPROVED**

\_\_\_\_\_ August 8 \_\_\_\_\_, 2019

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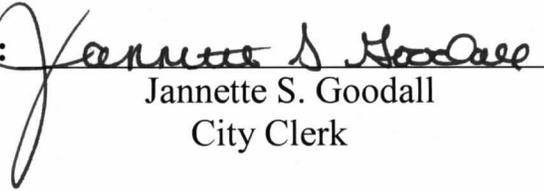
Steve Adler  
Mayor

**APPROVED:**



\_\_\_\_\_ Anne L. Morgan  
City Attorney

**ATTEST:**



\_\_\_\_\_ Jannette S. Goodall  
City Clerk

**FIELD NOTES DESCRIPTION**

DESCRIPTION OF 1.3996 ACRES OF LAND BEING A PART OF LOT NO. 26, FORTVIEW ADDITION, A SUBDIVISION OF A PART OF THE ISAAC DECKER LEAGUE, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; BEING THE TRACT OF LAND DESCRIBED IN THE DEED TO TWIN OAKS ASSOCIATES OF RECORD IN VOLUME 8777, PAGE 241, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 1.3996 ACRES OF LAND, AS SURVEYED BY BOWMAN CONSULTING GROUP, LTD., AND SHOWN ON PLAN NO. 3642, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2-inch iron rod found in the east right-of-way line of S. Congress Avenue, for the southwest corner of a certain called 0.668 acre tract described in the deed to 4341 S. Congress, LLC of record in Document No. 2016068638, Official Public Records of Travis County, Texas, for the northwest corner of the tract described hereon, from which a "X" cut in concrete found for the northwest corner of said 0.668 acre tract bears N 27°14'47" E, a distance of 81.56 feet;

**THENCE** S 62°52'23" E, leaving said east right-of-way line of S. Congress Avenue, and with the south line of said 0.668 acre tract, a distance of 356.51 feet to a 1/2-inch iron rod found in the line of Lot A, William S. Drake, Jr. Subdivision of record in Volume 78, Page 353, Plat Records of Travis County, Texas, for the southeast corner of said 0.668 acre tract and the northeast of the tract described herein, from which a 5/8-inch iron rod found at the northeast corner of said 0.668 acre tract bears N 27°26'46" E, a distance of 81.59 feet;

**THENCE** S 27°25'20" W, a distance of 171.20 feet with the west line of said Lot A, William S. Drake, Jr. Subdivision, and the east line of the tract described herein to a 1/2-inch iron rod with plastic cap stamped "Terra Firma" found at a re-entrant corner of said Lot A and at the southeast corner of the tract described herein;

**THENCE** N 62°51'09" W, a distance of 356.02 feet with the north line of said Lot A, and the south line of the tract described herein to a 1/2-inch iron rod with plastic cap stamped "KGBE" in the east line of S. Congress Avenue for the northwest corner of said Lot A and at the southwest corner of the tract described herein, from which a Mag Nail with washer labeled "KGBE" found at an angle point of the west line of said Lot A and the east line of S. Congress Avenue bears S 25°50'30" W, a distance of 9.00 feet;

**THENCE** N 27°15'31" E, with said east line of S. Congress Avenue and the west line of the tract described herein, a distance of 171.07 feet to the **POINT OF BEGINNING** and containing 1.3996 acres of land, more or less.

**BEARING BASIS:** Texas Coordinate System, NAD 83, Central Zone, Grid.

BOWMAN WORD FILE: FN2197(dz)  
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THE STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS

COUNTY OF TRAVIS

That I, Donald J. Zdancewicz, a Registered Professional Land Surveyor, do hereby certify that the above description and the accompanying sketch is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during the months of December 2018, under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on this 18 of December, 2018 A.D.

Bowman Consulting Group, Ltd.  
Austin, Texas 78746

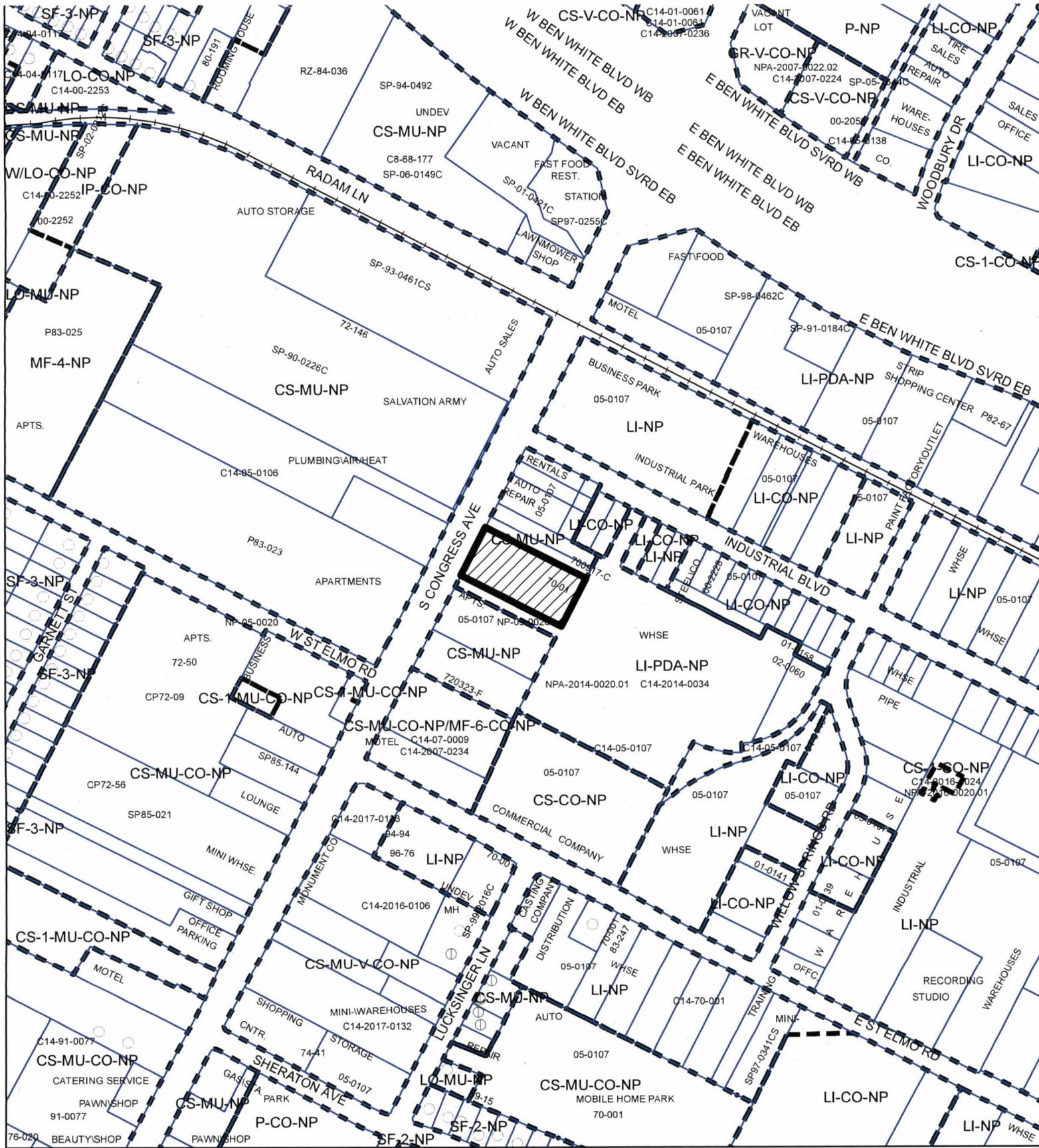
*Donald J. Zdancewicz*

Donald J. Zdancewicz  
Registered Professional Land Surveyor  
No. 6687 - State of Texas



**EXHIBIT "A"**





**ZONING**

ZONING CASE#: C14-2019-0069

**EXHIBIT "B"**

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY



1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 4/15/2019